

020.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

749,700 / 749,700

USE VALUE:

749,700 / 749,700

ASSESSED:

749,700 / 749,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		SPY POND LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TREXLER ALICE ELIZABETH-ETAL	
Owner 2: CLESS DOWNING AKIN	
Owner 3:	
Street 1: 48 SPY POND LANE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,054 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1843 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6054		Sq. Ft.	Site		0	85.	0.99	2									511,379						511,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								14022
								GIS Ref
								GIS Ref
								Insp Date
								02/05/09

PREVIOUS ASSESSMENT

Parcel ID 020.0-0001-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	238,300	0	6,054.	511,400	749,700	749,700
2019	101	FV	230,100	0	6,054.	661,800	891,900	891,900
2018	101	FV	230,100	0	6,054.	421,100	651,200	651,200
2017	101	FV	230,100	0	6,054.	385,000	615,100	615,100
2016	101	FV	230,100	0	6,054.	312,800	542,900	542,900
2015	101	FV	229,000	0	6,054.	312,800	541,800	541,800
2014	101	FV	229,000	0	6,054.	285,200	514,200	514,200
2013	101	FV	229,000	0	6,054.	271,300	500,300	500,300

SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	16216-511		6/1/1985		167,500
					No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2019	204	Demoliti	9,000	C				
3/4/2019	295	New Buil	450,000	O				
6/25/2014	752	Redo Bas	12,000					
5/9/2005	350	Siding	14,885	C				
7/6/2001	473	Addition	16,000	C				ADD SUNROOM
5/22/1995	272		3,000	C				ADD WOOD PATIO

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017		BS	Barbara S
7/1/2014	Info Fm Prmt	PC	PHIL C
2/5/2009	Meas/Inspect	189	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
5/1/2002	Permit Visit	PM	Peter M
10/26/2000	Inspected	189	PATRIOT
10/29/1999	Missed Appt.	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 19 - Ranch				Full Bath: 1	Rating: Average			2 MAIL BOXES CHECK SOURCE BMT SLOPES.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:	%			OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good															
Color: YELLOW				A Kits:	Rating:															
View / Desir: k - Kelwyn Manor				Fpl: 2	Rating: Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1959	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN				
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	3	1									
Sec Int Wall:	%			Economic:		%														
Partition: T - Typical				Special:		%														
Prim Floors: 4 - Carpet				Override:		%														
Sec Floors:	%			Total:	26.4	%														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY								COMPARABLE SALES								
Subfloor:				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar: 1				Size Adj.: 1.35000002																
Electric: 3 - Typical				Const Adj.: 0.99000001																
Insulation: 2 - Typical				Adj \$ / SQ: 126.968																
Int vs Ext: S				Other Features: 106000																
Heat Fuel: 2 - Gas				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 323717																
% Com Wall		% Sprinkled:		Depreciation: 85461																
				Deprecated Total: 238256																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID								IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	020-0-0001-0003.0	AssessPro Patriot Properties, Inc	
More: N	Total Yard Items:							Total Special Features:						Total:						